

Section 20

R-3 RESIDENTIAL MEDIUM-DENSITY DISTRICT

Sections:

20.010	Intent.
20.020	Permitted uses.
20.030	Lot area and width.
20.040	Lot coverage and floor area.
20.050	Yards.
20.060	Building height.

20.010 Intent.

The intent of the R-3 district is to provide for the development of one to five-family residential structures near service facilities. It should provide for a variety of housing types to serve the varied needs of families of different size, age and character, while reducing the adverse effect of nonresidential uses.

20.020 Permitted uses.

Permitted uses in the R-3 district are as follows:

A. Principal uses.

- Dwelling, single family
- Dwelling, single family manufactured home on permanent foundation (see Section 48)
- Dwelling, two-family
- Dwelling, multiple (multifamily)
- Townhouse clusters, not to exceed five units or one hundred twenty feet (120') in length
- Community residential facilities
- Essential services (Type I)
- Day care home, family
- Day care home, group
- Group homes
- Public parks

Amended Resolution 2001-09

B. Conditional Uses.

- Bed and breakfast homes
- Churches
- Day care centers
- Fraternity and sorority houses
- Golf courses
- Lodginghouses
- Schools

Temporary sales and office buildings
Any use approved as part of a planned unit development subject to provisions of
Section 54

C. Accessory Uses.

Fences
Greenhouses
Guesthouses
Home occupations
Private garages
Private or jointly owned community center recreational facilities, pools, tennis courts
and spas
Signs, subject to Section 65
Temporary buildings and yards incidental to construction work
Tool sheds for storage of domestic supplies
Other building and structures typically accessory to residential uses.

20.030 Lot area and width.

A. In the R-3 district, minimum lot area for two to four-family units shall be three thousand (3,000) square feet dwelling unit with a minimum lot width of sixty feet (60').

B. For townhouse clusters the minimum average lot area per unit in an individual structure shall be three thousand (3,000) square feet. The minimum lot width shall be that of the width of the interior units.

C. Minimum lot area for other uses, including one-family dwelling units, shall be five thousand (5,000) square feet with a minimum lot width of fifty feet (50').

20.040 Lot coverage and floor area.

In the R-3 district, not more than forty percent (40%) of the lot shall be occupied by the principal and accessory buildings. The average floor area of all dwelling units in a structure shall have a minimum of six hundred (600) square feet.

20.050 Yards.

Every lot in the R-3 district shall have the following minimum yards:

Front yard	25 feet
Rear yard	20 feet
Side yards	8 feet each side (except zero lot line sides of townhouse units).

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

20.060 Building height.

Maximum building height in the R-3 district shall be thirty-eight feet (38') for buildings with roof pitches of 3:12 or greater, and thirty-two feet (32') for buildings with flat roofs or with roof pitches of less than 3:12.